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Candace Havens
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**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS
NEWTON HISTORICAL COMMISSION**

DATE: March 28, 2013

PLACE/TIME: City Hall, Room 202
7:00 p.m.

ATTENDING: Donald Lang, Chair
Nancy Grissom, Member
Alfred Wojciechowski, Member
Brian Lever, Staff
David Morton, Member
William Roesner, Member
Donald Tellalian, Alternate
See Attendance List

ABSENT: Rodney Barker, Member
Leonard Sherman, Alternate

The meeting was called to order at 7:03 p.m. with Donald Lang presiding as Chair. Voting permanent members were Lang, Morton, Grissom, Roesner, and Wojciechowski. Alternate member Tellalian also voted. Morton left the meeting at 8:15 p.m. Brian Lever acted as recording secretary and the meeting was digitally recorded.

35 Webster Street – Landmark / Preservation Restriction Review

Commission member Donald Lang was recused for this item. Attorney Steve Buchbinder representing the Newton Cultural Alliance presented proposed concepts for site changes and changes to the building to accommodate conversion to a cultural facility and school. The Commission reviewed plans and photographs of the property. Buchbinder presented historical background on the property and information on the proposed project stating that they had gone through different versions of site plans to accommodate the increased parking demands as well as provide handicap accessibility. Buchbinder proposed creating 33 parking stalls on the property and stated that zoning may require additional parking. Transportation engineer Randy Hart described the existing driveways off of Cherry Street and Webster Street as well as an additional parking area off of Columbus Place. Commission members expressed concern about placing parking areas in front of the building. Hart described the proposed parking plan utilizing the existing U-shaped driveway, the driveway off of Cherry Street as well as expanding the parking area along Columbus Place. Landscape architect Shauna Gillies-Smith described existing site

features including the stone wall and U-shaped driveway off of Webster Street. Smith stated that a material other than asphalt would be chosen for the driveway and proposed installing replica lamps using historic photographs as a guide. Architect Linda Goodman described proposed changes to the building including adding an elevator override and accessible entrances, adding handrails, removing a portion of the wrap around deck that was a later addition, as well as changing some existing windows and doors. Commission members expressed support for the preservation and reuse of the building. Roesner expressed concern about losing the residential character of the building with the addition of the parking areas and supported retaining the wrap around porch. Wojciechowski stated that some additional parking would be necessary for the conversion to occur. Tellalian suggested using pavers that protect tree roots and allow grass to grow through. Neighbors Jane Pipik (30 Webster Street) and Bill Moriarty (38 Webster Street) presented an alternative parking proposal placing the bulk of parking along the driveway off of Cherry Street. Pipik stated that their design preserved the lawn in front of the building and concentrated parking toward the rear of the property. Commission members expressed support for placing parking toward the rear of the property and for reducing the number of parking spaces. Tellalian motioned for the Commission to support the draft parking plan presented by Pipik and Moriarty with Wojciechowski seconding.

At a scheduled meeting and public hearing on March 28, 2013 the Newton Historical Commission, by vote of 5-0, with one recusal

RESOLVED to support further development of the alternative parking plan presented by Pipik and Moriarty with the Commission recommending the number of proposed parking spaces be reduced as much as possible.

Voting in the Affirmative:

David Morton, Member
Nancy Grissom, Member
William Roesner, Member
Alfred Wojciechowski, Member
Donald Tellalian, Alternate

Recused from Voting:

Donald Lang, Chair

1697 Beacon Street (Angier School) – Working Session

This item was postponed to a subsequent meeting at the request of the Public Buildings Department.

13 Elm Street – Demolition Review

Attorney Jason Rosenberg presented an application to demolish the residence. The Commission reviewed the application, historical documentation, and photographs of the property. Staff stated that the Commission found the building preferably preserved in 2005 and subsequently waived the demolition delay based upon an approved design for a replacement building. This project was then approved for a Special Permit, but was never constructed. Under revisions to the Demolition Delay Ordinance, since the project did not occur within two years of the expiration of the delay the Commission has the opportunity to review it again. This project has not changed since its previous submission. If the building is found preferably preserved again under the ordinance the applicant will have to wait four months before applying for a waiver of the demolition delay again and start the Special Permit process again. Rosenberg stated that the

Permit Extension Act allows the project to be permitted for construction through May 2013, at which time approval would expire. Rosenberg requested that the Commission extend the previously issued approval since the project had not changed in scope. Grissom motioned to extend the approval issued with the waiver of the demolition delay with Wojciechowski seconding.

At a scheduled meeting and public hearing on March 28, 2013 the Newton Historical Commission, by vote of 5-0,

RESOLVED to extend the waiver of the demolition delay approval at 13 Elm Street to be coterminous with approval issued through Special Permit #40-07.

Voting in the Affirmative:

Donald Lang, Chair
Nancy Grissom, Member
William Roesner, Member
Alfred Wojciechowski, Member
Donald Tellalian, Alternate

Not Present:

David Morton, Member

9 Karen Road – Demolition Review

Chad Pessini presented an application to demolish the residence. The Commission reviewed the application and photographs of the property. Staff stated that this 1958 Ranch style residence is one of several built along Karen Road and the adjacent streets during the late 1950s through early 1960s by developer Charles Train. The first occupants were Philip and Louise Dore. Philip worked as a baker. The house retains its original style and materials with few if any alterations. Some of these buildings have since been demolished including #10, #18, and #38 Karen Road. Predominantly, the buildings in this Waban neighborhood consist of two story Colonial Revival style buildings, the later Ranch style houses created a small architectural context that since their original construction has been slowly replaced by newer two story buildings. Grissom motioned to find the building not preferably preserved with Tellalian seconding.

At a scheduled meeting and public hearing on March 28, 2013 the Newton Historical Commission, by vote of 5-0,

RESOLVED to find the residence at 9 Karen Road Not Preferably Preserved.

Voting in the Affirmative:

Donald Lang, Chair
Nancy Grissom, Member
William Roesner, Member
Alfred Wojciechowski, Member
Donald Tellalian, Alternate

Not Present:

David Morton, Member

98 Russell Road – Demolition Review

Ike Okonkoso presented an application to demolish the residence. The Commission reviewed the application and photographs of the property. Staff stated that this 1947 Cape style residence is located in a neighborhood of Cape style homes built during the late 1940s. The first occupants

were Julius and Ruth Titlebaum. Julius worked as a salesman. The building has vinyl siding and all of the original windows have been replaced, but its form is intact. The surrounding neighborhood is largely Cape in architectural style though some have since been altered or replaced with new buildings. The Commission previously permitted the demolition of #142 Russell Road, #14 Russell Road and nearby #50 Barbara Road. Commission members noted the alterations that had occurred to the building. Grissom motioned to find the building not preferably preserved with Tellalian seconding.

At a scheduled meeting and public hearing on March 28, 2013 the Newton Historical Commission, by vote of 5-0,

RESOLVED to find the residence at 98 Russell Road Not Preferably Preserved.

Voting in the Affirmative:

Donald Lang, Chair

Nancy Grissom, Member

William Roesner, Member

Alfred Wojciechowski, Member

Donald Tellalian, Alternate

Not Present:

David Morton, Member

Administrative Discussion

Minutes:

The Commission approved the minutes from February 2013 with Lang and Wojciechowski abstaining.

Other Projects/Proposals:

Staff and the Commission discussed a proposal to create an ordinance by which carriage houses and other historic accessory buildings can have an expedited permitting process for their conversion into accessory apartments. Roesner stated that he was concerned that this could lead to additional parking and paved areas on historic properties. Grissom stated that these buildings are often located at the rear of the property and that additional parking may not be that noticeable. Staff stated that a letter of support for this process had been received from the Newton Upper Falls Historic District Commission.

Local Historic District Commissions

Staff and the Commission discussed combining the historic district commissions into one review body to reduce staff and volunteer commitment. Lang stated that from a management standpoint this would be a more efficient process, but he understood that some Commission members wished to keep the current process. Staff stated that filling Commission appointments and maintaining quorum at meetings was a constant issue with five Commissions. Grissom and Roesner stated that they were willing to continue to serve on multiple Commissions.

47 Trowbridge Avenue – Demolition Review

Architect Peter Sachs presented an application to demolish an attached garage and construct an addition. The Commission reviewed the application, historical documentation, proposed plans,

and photographs of the property. Staff stated this 1891 Colonial Revival residence is located in a neighborhood of other late 19th century residences as well as early 20th century residences. A similarly-designed house is located at 23 Trowbridge Avenue. The first owner of 47 Trowbridge Avenue was Ellen Kimball (a widow) who owned several residences on the street and likely rented them out until selling them. It is unclear if Ellen lived in this house or one of the other residences. The building retains its original style and character with some alterations including the addition of an attached garage in 1928. In character, this street differs from the ornate Victorian architecture seen along adjacent Walnut Street as these buildings were built at the end of or after the Victorian era and exemplify more traditional simple forms. However 47 Trowbridge possesses rafter tails, gable end returns, and turned posts on the front porch. Little demolition or new construction has occurred in the vicinity and the neighborhood retains its late 19th / early 20th century character. Sachs described the proposed project including demolishing an attached garage and constructing an addition. Commission members expressed support for the preservation of the building. Grissom motioned to find the building preferably preserved with Roesner seconding, this motion passed.

At a scheduled meeting and public hearing on March 28, 2013 the Newton Historical Commission, by vote of 5-0,

RESOLVED to find the residence at 47 Trowbridge Avenue Preferably Preserved.

Voting in the Affirmative:

Donald Lang, Chair
Nancy Grissom, Member
William Roesner, Member
Alfred Wojciechowski, Member
Donald Tellalian, Alternate

Not Present:

David Morton, Member

Commission members reviewed the proposed alterations. Roesner inquired about the windows on the new addition with one smaller than the others and Sachs stated that this was a drawing error. Sachs stated that the details on the addition including rafter tails and wood shingle siding would match the existing building. Wojciechowski motioned to issue a waiver of the demolition delay with Tellalian seconding.

At a scheduled meeting and public hearing on March 28, 2013 the Newton Historical Commission, by vote of 5-0,

RESOLVED to waive the demolition delay at 47 Trowbridge Avenue based upon submitted plans with the requirement that final plans and materials information be submitted and approved by staff.

Voting in the Affirmative:

Donald Lang, Chair
Nancy Grissom, Member
William Roesner, Member
Alfred Wojciechowski, Member
Donald Tellalian, Alternate

Not Present:

David Morton, Member

203 Winslow Road – Demolition Review

Micha Avramovich and Stephen Vona presented an application to waive the demolition delay based upon a plan for a replacement building. The Commission reviewed proposed plans and photographs of the property. Staff stated that this 1914 Craftsman style home is in a neighborhood of an eclectic mix of residences from the 1890s through 1987. The building had its original porch removed and replaced in 1970 with the present porch. There are some original multi-light windows, large overhanging eaves and heavy brackets on the building, but any other details on the exterior if present are obscured by the vinyl siding. The Commission found the building preferably preserved in November 2012. Avramovich stated that the neighborhood has a mix of architectural styles. Roesner asked about the building's narrow profile and Avramovich stated that this was due to the narrow lot. Lang noted that the existing building had been altered. Commission members recommended using two garage doors and Avramovich stated that this was not possible to the narrow width of the garage opening. Tellalian motioned to issue a waiver of the demolition delay with Grissom seconding.

At a scheduled meeting and public hearing on March 28, 2013 the Newton Historical Commission, by vote of 5-0,

RESOLVED to waive the demolition delay at 203 Winslow Road based upon submitted plans with the following requirements: (1) that the flat arched casing above the garage door shown in the rendering be used and (2) that final plans and materials information be submitted and approved by staff.

Voting in the Affirmative:

Donald Lang, Chair
Nancy Grissom, Member
William Roesner, Member
Alfred Wojciechowski, Member
Donald Tellalian, Alternate

Not Present:

David Morton, Member

63 Gammons Road – Demolition Review

Property owner Mitchel Bernstein and architect John Chapman presented an application to waive the demolition delay based upon plans for a replacement building. Staff stated that this 1925 Colonial Revival is in a neighborhood of other early 20th century residences including other Colonial Revivals, Tudors, and Dutch Colonials. The home was owned and designed by architect Maurice Feather, who lived there with his wife. The Commission found the building preferably preserved in July 2012. The Commission reviewed proposed plans and photographs of the property. Bernstein stated that he had incorporated the suggestions of the Commission from the February meeting. Roesner suggested using a smaller paved area to serve as the driveway. Bernstein stated that the proposed materials included cedar shingles and stucco siding. Wojciechowski motioned to issue a waiver of the demolition delay with Grissom seconding.

At a scheduled meeting and public hearing on March 28, 2013 the Newton Historical Commission, by vote of 4-1,

RESOLVED to waive the demolition delay at 63 Gammons Road based upon submitted plans.

Voting in the Affirmative:

Nancy Grissom, Member
William Roesner, Member
Alfred Wojciechowski, Member
Donald Tellalian, Alternate

Voting in the Negative:

Donald Lang, Chair

Not Present:

David Morton, Member